

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO, CALIFORNIA
AND RECORD OF ACTION

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March 23, 2004

**FROM: JOHN E. NOWAK, Redevelopment Administrator
Economic Development/Public Services Group**

**SUBJECT: RESOLUTIONS PERTAINING TO THE FORMATION AND ELECTION
PROCEDURES FOR A PROJECT AREA COMMITTEE FOR THE CEDAR GLEN
REDEVELOPMENT PROJECT AREA**

RECOMMENDATION:

(1) Conduct public hearing related to the proposed Project Area Committee Formation and Election Procedures for the proposed Cedar Glen Redevelopment Project Area.

(2) Adopt resolution adopting the "Project Area Committee Formation and Election Procedures" pertaining to the proposed Cedar Glen Redevelopment Project Area.

(3) Adopt resolution calling for the formation of a Project Area Committee in the proposed Cedar Glen Redevelopment Project Area, adopting membership composition for said committee, and appointing two community organizations thereto.

BACKGROUND INFORMATION: California Community Redevelopment Law (CRL) requires the legislative body to establish a Project Area Committee (PAC) for a proposed redevelopment project area if (1) a substantial number of low- and/or moderate-income persons reside in a Project Area; (2) there is eminent domain authority in the redevelopment plan with respect to property on which any persons reside; or (3) there is one or more public projects proposed that could displace a substantial number of low- and/or moderate-income persons. The County Board of Supervisors (Board) has approved the process leading to creation of a redevelopment project area in the Cedar Glen area by adoption of a survey area on March 16, 2004. Since it proposed that eminent domain be included in the redevelopment plan as an optional power for the County, a PAC is required. Adoption of the procedures and related resolutions for the PAC may occur only after a duly noticed public hearing. Notices of this public hearing were published on March 11, 2004 in *The Sun* and the *Mountain News*.

The proposed procedures call for a PAC composed of not less than 5 nor more than 7 members. Two members would represent Residential Owner-Occupied owners; one member would represent Residential Second-home owners; one member would represent businesses within the Survey Area; one would represent the "resident tenants"; one would represent the community organization "Lake Arrowhead Communities Chamber of Commerce"; and one would represent the community organization "Christmas in April". Each of the community organizations would select their representative from among their

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own members. For each of the other membership categories, individuals would submit applications to serve on the PAC, indicating which category they are eligible to represent. Applications are due not less than two days prior to the PAC election. At the election, individuals qualified in each membership category will be able to vote only for those qualified to represent that group. Cross-category voting is not permitted. Following the election, the Board will certify the results and formally designate the members of the PAC. The PAC is in effect for three years following adoption of the redevelopment plan.

Prior to the PAC election, staff will hold a community meeting during which the purpose of redevelopment will be described. Also, the purpose and duties of the PAC will be explained and materials required under CRL will be distributed. Notice will be mailed to all property owners in the Survey Area 30 days prior to the PAC election.

REVIEW AND APPROVAL BY OTHERS: This report has been reviewed by Deputy County Counsel, Michelle D. Blakemore, on March 15, 2004; and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III, on March 15, 2004.

FINANCIAL IMPACT: There are costs associated with the creation of a PAC, including postage and document reproduction. Funds are available in the Cedar Glen account (CED-SPF) to cover anticipated expenses. No County General Funds are required.

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item and concurs with the department's proposal since the creation of a PAC is required under California law for the proposed activities in the Cedar Glen area. Further, no County General Funds will be used.

SUPERVISORIAL DISTRICT(S): Third

PRESENTER: John E. Nowak, Redevelopment Administrator, (909) 381-7983.

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